



MARYSVILLE HEARING EXAMINER

October 23, 2008

7:00 p.m.

Marysville City Hall

ATTENDANCE

Hearing Examiner: Ron McConnell

Staff: Chris Holland, Senior Planner
Libby Grage, Associate Planner
Laurie Hugdahl, Recording Secretary

Hearing Examiner McConnell called the meeting to order at 7:00 p.m.

PUBLIC HEARING

1. **PA 08038 - Hylback Rezoe - Site specific Non-project action Rezone R12 (multi-family, medium density) to MU (mixed use)**

Applicant: Joel Hylback & Ronald Young

Location: North of Gissberg Twin Lakes Park, approximately 1,600 west of Twin Lakes Avenue and southeast of the Crystal Tree Village mobile home park.

Hearing Examiner McConnell opened the hearing for the Hylback Rezone at 7:00 p.m. He stated that he has been out to see the property and has reviewed all the reports. He noted that there are 19 exhibits so far and asked staff if they have any additional exhibits. Senior Planner Chris Holland stated that there were no additional exhibits.

Applicant Testimony:

Laurey Tobiason, Tobiason & Company, Inc., 20434 10th Place SW, Seattle 98166

Mr. Tobiason indicated he was representing the applicant. He stated that they have read the staff report and accept the conditions and the recommendations for approval. He explained that they had submitted a letter dated July 18, 2008 which reviews the ways this project complies with the City of Marysville code (Exhibit 5). Hearing Examiner McConnell stated that staff concurred with this

assertion. Mr. Tobiason reviewed the specific reasons he feels this is an appropriate rezone as outlined in his letter dated July 18, 2008.

Staff Comments:

Chris Holland pointed out the three recommendations as outlined in the staff report.

The hearing was closed at 7:07 p.m. Hearing Examiner McConnell stated that he would have his recommendation out very quickly.

2. **PS 08042 - Kazen C.U.P. to consider a Project action Conditional Use Permit and Building Setback Variance proposal to construct four (4) townhome units and a 1,560' SF professional office building with two (2) multi-family units located above the ground floor office. The applicant has proposed a deviation to reduce the required 30' building setback for non-residential structures in residential zones.**

Applicant: Phillip & Sharon Kazen

Location: 4311 116th Street NE

The hearing was opened at 7:08 p.m.

Associate Planner Libby Grage stated that no additional information had been submitted since the staff report was written.

Applicant Testimony:

Debbie Rothfus, Peak Engineer 501 Delta Avenue , Marysville, WA 98270

Ms. Rothfus indicated she was speaking on behalf of the applicant. She stated that they agree for the most part with the recommendation. She stated that it has been a pleasure to work with the City on this project.

She referred to page 8, item 5, regarding traffic mitigation fees. She asked if there should be a credit for the past existence of the single family residence that was on the site. Ms. Grage affirmed that there should be a credit for the single family residence so the amount would decrease slightly. Chris Holland explained how this would be calculated. He indicated he would email the exact amount in the morning. This was agreeable to everyone.

Ms. Rothfus then referred to page 8, item 8, regarding the construction of a 6-foot high, sight-obscuring fence. She asked if it would be acceptable to run the fence to the back of the proposed sidewalk (the internal sidewalk that runs along the driveways) and allow the existing 4-foot fence to remain as a temporary fence

until the property to the east is developed. Libby Grage stated that staff did not have an objection to this. Chris Holland agreed that this seemed reasonable.

Craig Pearson, Verona Corporation, 19030 Lenton Place, SE, #182, Monroe, WA 98272

Mr. Pearson discussed the setback variance and rear yard open space. He stated that the area to the west of the project is heavier commercial use. This project is being utilized as a transitional zone between that area and the residential area to the east. The big box store is less than the 30-foot setback required by the original code. He discussed their plans how they were planned to be more in line with the existing buildings to make the transition more smoothly. The open space requirement is significantly less than they were proposing to do.

Staff Comments:

Chris Holland stated that staff would recommend amending Condition 5 with the recalculated impact fee which staff will provide in the morning.

He also recommended amending Condition 8 for the brand new fence to terminate on the north side of the internal pedestrian walk. Ms. Rothfus concurred with those recommendations.

The hearing was closed at 7:20 p.m. for oral comments.

Hearing Examiner McConnell explained that it would be kept open administratively until tomorrow when he obtains the revised impact fee figures. He stated that he would have his recommendation out very quickly.

ADJOURNMENT

Hearing Examiner McConnell adjourned the meeting at 7:23 p.m.



Laurie Hugdahl, Recording Secretary